



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairperson Hall
Invocation	Tony Atkins
Pledge of Allegiance	Brett McGuire
Quorum	Chairperson Hall
Approval of Minutes for January 18, 2007	Chairperson Hall
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairperson Hall

Old Business

Rezoning..... Staff

1. **RZ 06-12-10**, Rezone a portion of Tax Map 051 Parcel 003, from R-A and M-1 to PUD, 316 +/- acres located at 577 Baker Place Road. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]

Preliminary Plat..... Staff

2. **Courtyards at Crawford Creek**, William Smith Boulevard off of Hereford Farm Road, Zoned PUD, 92 units, 15.20 acres, *Commission District 3.* [Map] [Site Plan] [Staff Report]

New Business

Final Plat..... Staff

3. **Sumter Landing III**, Conn Drive, Zoned R-1A RCO, 50 lots, 21.88 acres, *Commission District 1.* [Map] [Site Plan] [Staff Report]
4. **Maples Ferry I**, North Belair Road, Zoned R-3 RCO, 8 lots, 2.08 acres, *Commission District 1.* [Map] [Site Plan] [Staff Report]
5. **Rhodes Farm I**, Evans to Locks Road, Zoned R-1 RCO and R-2 RCO, 67 lots, 55.85 acres, *Commission District 1.* [Map] [Site Plan] [Staff Report]

Preliminary Plat..... Staff

6. **Graystone**, Louisville Road, Zoned R-A RCO, 47 lots, 197.73 acres, *Commission District 4.* [Map] [Site Plan] [Staff Report]

Rezoning..... Staff

7. **RZ07-02-01** Rezone Tax Map 065 Parcel 009D, Lots 6 and 6A, 1.90 acres located on Spotswood Drive from R-2 RCO to R-1 RCO. *Commission District 3.* [Application] [Map] [Site Plan] [Staff Report]



February 1, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Variance **Staff**

8. **VA07-02-01** Request for a variance to Section 90-53, Front Setbacks, to reduce the required front setbacks from 55 feet to 40 feet for Lots 22 through 42, Block D, in Highgrove at Williamsburg Subdivision, Section VI, Tax Map 065 Parcel 009D 11.26, acres located on Spotswood Circle. *Commission District 3 [Application] [Map] [Staff Report]*.

Added Item **Staff**

9. **Baldwin Place**, Columbia Road, *Commission District 3*. [Map] [Site Plan] [Staff Report]

Staff Comments **Staff**

Public Comments..... **Chairperson Hall**

Adjourn **Chairperson Hall**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairperson
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: February 2007

Board/Commission	Date	Time	Location
Planning Commission	February 1, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 8, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	February 15, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	February 20, 2007	6:00 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	February 27, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, February 20, 2007** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, February 16, 2007** to place their name on the agenda for presentation.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-A to PUD

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 051 003
Address 577 Baker Place Rd Acreage 350+/-
Road Frontage 1 3/4 miles feet on the North/South/East/West (circle one) side of
Baker Place Rd
Property is approximately 0 feet from the
intersection of Baker Place & Chamblin
The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Pollard Land Co. APPLICANT: Great Water Homes LLC
ADDRESS: 5863 Washington Road ADDRESS: 236 N Old Belair Rd.
CITY: Appling, GA ZIP: 30802 CITY: Grovetown ZIP: 30813
PHONE #: 706-541-1343 PHONE #: 706-564-1804

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. _____ (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

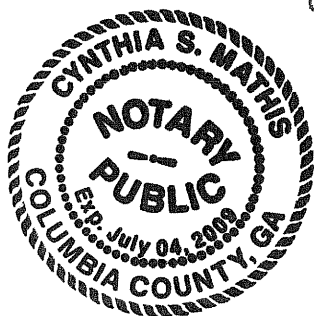
Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 17th day of November 2006
By: Cynthia S. Mathis Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809



Date Received: _____
Public Hearing Date: _____
File # R2 06-12-10

HIDDEN CREEK

A

Residential Development

Evans, Georgia

Rezoning Narrative

Revised November 17, 2006

Great Water Homes, LLC.

Chad Vickers – President

236 N Old Belair Rd.

Grovetown, GA 30813

706.951.8822 Cell

760.210.1234 Fax

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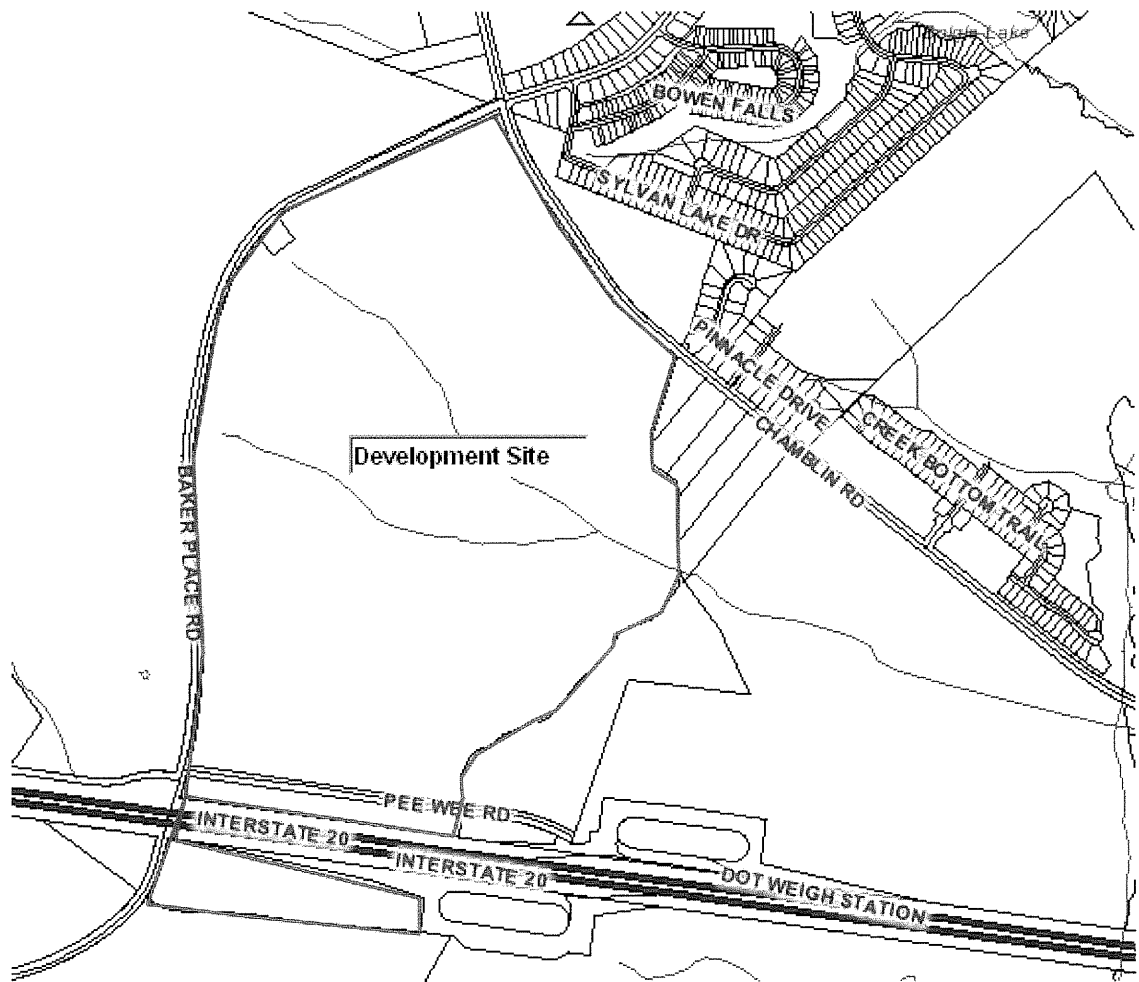
1. Introduction
 - a. Exhibit One – Location Map
 - b. Exhibit Two – Aerial Map
 - c. Exhibit Three – Surrounding Land Uses
 - d. Exhibit Four – Zoning and Density
2. Planning Goals
3. Master Plan
 - a. Exhibit Five – Conceptual Site Plan
4. Street System and Pedestrian Facilities
5. Open Space and Recreational Uses
6. Residential Uses and Guidelines
7. Construction Phasing
8. Summary
9. Attachments
 - a. Rezoning Application
 - b. Sample Elevations and Pictures
 - c. Survey / Plat of Property
 - d. Conceptual Master Plan

1. Introduction

Hidden Creek will be a planned mixed used neighborhood where you can live, work and play. It is designed with residents in mind and planned with an honest and ongoing respect for nature and preservation of green space. Each home built will be thoughtfully designed and laid out to complement the natural contours of the land and to incorporate the surrounding landscape which will make each home unique in character and architectural style.

Among the standard amenities you will find here are quality craftsmanship, preservation of the natural landscape, convenience of having shops, offices, a new high school, and recreational areas within walking distance. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick, stucco, hardiboard, and cedar shakes with time tested architectural details.

Exhibit One – Location Map



The total project area is 239+/- (shown on Exhibit Two) and has road frontage on Chamblin Road, Hidden Creek Road and Interstate 20. Also bordered by Ivy Falls on the North, Highmeadows on the North West, and on the East by Chamblin Ridge & Ashbrooke.

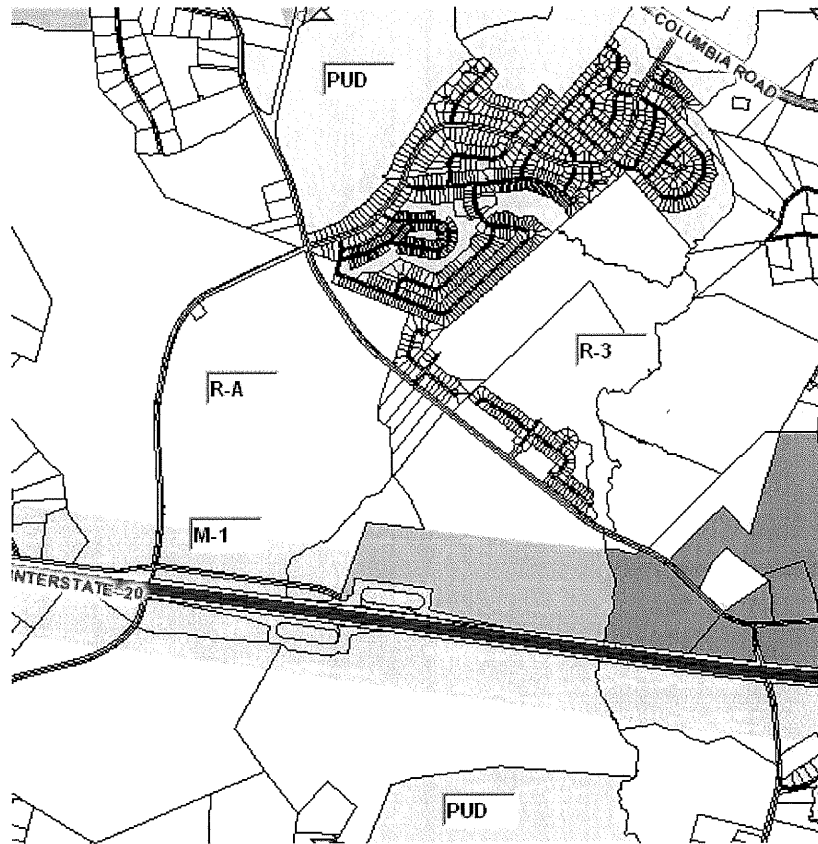
Exhibit Two – Aerial Map

Great Water Homes, LLC desires to rezone the current R-A zoning to a Planned Unit Development (PUD) which are both defined below.

“The R-A residential-agricultural district is established to provide for rural farm or very low density, nonsuburban development in areas where intensive land development is not desired due to limited ability to provide public services and facilities. The minimum lot size in the R-A district is 2 1/2 acres, with the exception of legal lots of record existing at the time of the enactment of this chapter. The land uses permitted in this district shall be as set forth in section 90-50, and lot and structure requirements shall be as set forth in section 90-53.”

“The PUD planned unit development district is established to permit greater flexibility and more creative and imaginative design for the development of residential, commercial and industrial areas than may be possible in the other zoning districts created in this chapter. The PUD district is intended to promote a harmonious variety of housing choices, a higher level of amenities and preservation of natural qualities of open spaces. Within the PUD district, a variety of housing types and land uses may be permitted in an orderly relationship to one another and to existing land uses, as well as with due regard to comprehensive planning within the county. The PUD district may be permitted only in areas where public water and sewer are available. The land uses permitted in the PUD district shall be as set forth in section 90-97, and lot and structure requirements shall be as set forth in section 90-98. Additional requirements for the PUD district are contained in section 90-182.”

Exhibit Three – Current Zoning Map



Adjacent properties are PUD and R-3. This plan will serve as the guidance document for the responsible development of the property over the next few years. The plan will also give Columbia County the information required to determine the affect on existing and proposed infrastructure.

The current zoning and densities of approved projects in the area are listed below. Hidden Creek subdivision will be just above the average lot density in the area at 3.20 acre. The Growth Management Plan (GMP) designates this property for medium density residential use, which is defined as 4-6 units per acre.

Exhibit Four – Zoning and Density of Projects

Subdivision	Location	Zoning	Total Acres	# of Lots	Density Lots / Acre
River Birch Landing Sec. I	Hereford Farm Rd	PUD	14.1	65	4.61
Tudor Branch Sec. 4	Columbia Rd	PUD	19	65	3.42
Ashbrook	Chamblin Rd	R2-RCO	115	402	3.50
HighMeadows	Chamblin Rd	PUD	171	547	3.20
Hidden Creek	Chamblin Rd	PUD	239	764	3.20
River Birch Landing Sec. II	Hereford Farm Rd	PUD	5.21	14	2.69
Ivy Falls	Columbia Rd	PUD	420	1089	2.59
Chamblin Ridge	Chamblin Rd	R-2RCO	110	259	2.35
Pinebrook Phase II	Hereford Farm Rd	R-2	21.2	50	2.36
Farmington Estates Sec III	Hereford Farm Rd	R-2	19.48	45	2.31
Pinebrook Phase I	Hereford Farm Rd	R-2	19.03	42	2.21
Farmington Estates Sec IV	Hereford Farm Rd	R-2	25.44	56	2.20
Crawford Creek	Hereford Farm Rd	PUD	382.2	798	2.09
Tudor Branch Sec. 3	Columbia Rd	PUD	16	33	2.06
Ivy Landing	Columbia Rd	PUD	41.92	84	2.00
Farmington Estates Sec II	Hereford Farm Rd	R-2	30.5	61	2.00
Iris Glen	Byrd Rd	R1A - RCO	18.31	32	1.75
Millshaven	Hereford Farm Rd	R1A - RCO	26	33	1.27
					45.80
					Avg. 3.05

2. Planning Goals

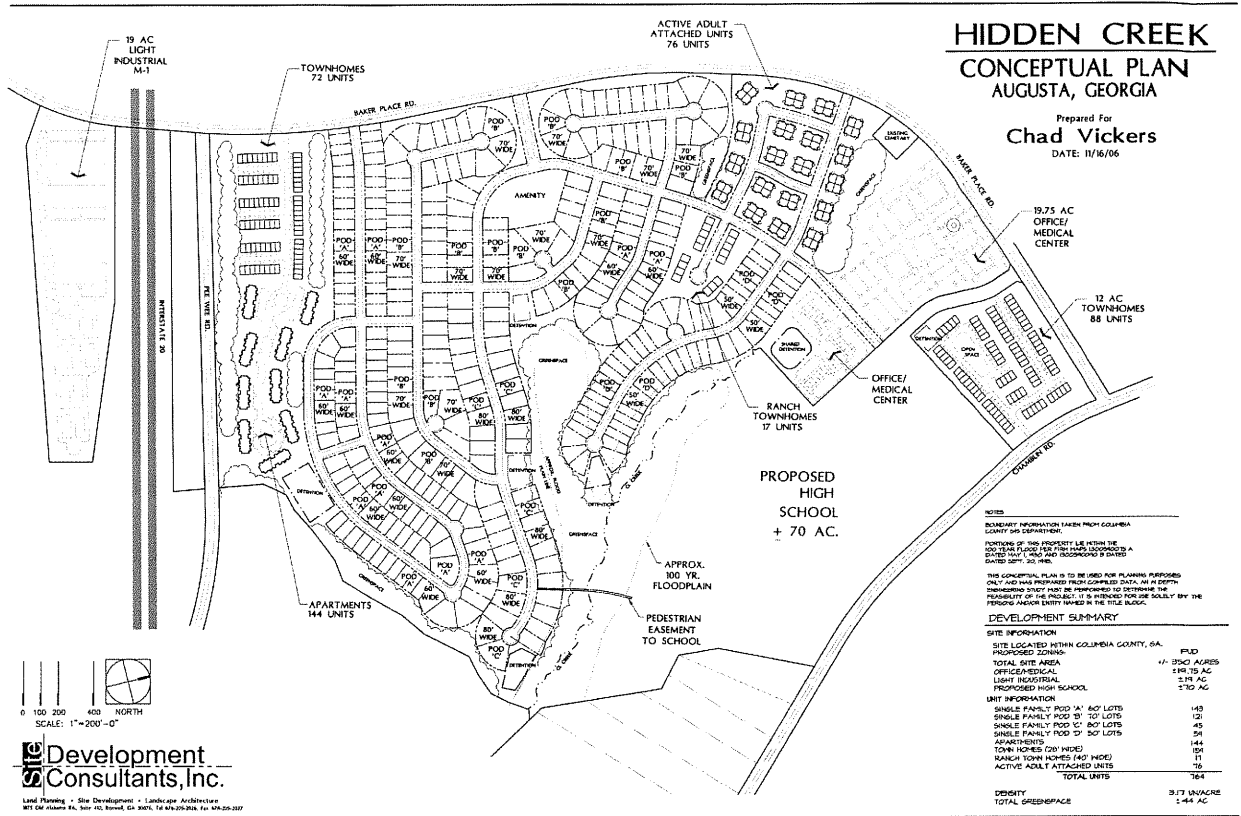
Several planning goals have guided the preparation of the PUD, including but not limited to the following:

- a. Establish a master plan which provides for the highest and best use of the property while maintaining the integrity of the surrounding land uses and complies with the Columbia County Growth Management Plan.
- b. Developing a master plan that is flexible to meet changing market demands yet still providing the connectivity, flow and open space of a planned neighborhood development.
- c. Developing a land use plan that utilizes the natural setting and topography of the site by preserving natural areas and laying out streets and lots to take advantage of the topography and natural surroundings.
- d. Provide for different price points and product types to appeal to multiple consumer profiles.

3. Master Plan

The Master Plan for Hidden Creek has achieved the planning goals established. Streets have been laid out to provide connectivity between the various neighborhoods and take advantage of the topography. Green space buffers have been established to protect the integrity of the surrounding property and create boundaries between varying development densities or land uses. The Conceptual Site Plan for Hidden Creek is shown in Exhibit Five.

Exhibit Five – Conceptual Site Plan



The following paragraphs give a detailed discussion of the proposed land use of each section. Sample elevations and proposed pictures are included in the Attachment section of this narrative.

Overall Plan – 280 Acres

Access to Hidden Creek Subdivision will be off of Hidden Creek Rd which has two miles of frontage on Hidden Creek Rd. Sewer service will be brought up from Chamblin Rd. Storm water detention will be provided in a new detention pond constructed on-site where needed.

Pod D Active adult community

Number of Units:	152
Lot Size:	Generally 28ft x 80ft for Town homes
Lot Size:	Single Family Detached 50ft x 100ft
Unit Type:	Detached Single Family& Multifamily
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the east side rear to maintain the integrity of the surrounding land uses and to buffer from school and commercial property

Unit Size:	1500 sf to 2000 sf
Price Range:	\$150,000 to \$200,000

Pod C & B

Number of Units:	166
Lot Size:	Generally 70ft x 150ft
Lot Size:	Generally 80ft x 150ft
Unit Type:	Detached Single Family
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the east side rear to maintain the integrity of the surrounding land uses
Unit Size:	2500 sf to 3500 sf
Price Range:	\$250,000 to \$350,000

Pod A

Number of Units:	143
Lot Size:	Generally 60ft x 150ft
Lot Size:	Single Family Detached 50ft x 100ft
Unit Type:	Detached Single Family & Multifamily
Streets:	Public – 50' R/W with curb and gutter
Setbacks:	Front - 15 ft from right of way Rear - 20 ft. Sides – 7.5 ft.
Buffers:	At minimum, a 50 ft. natural buffer has been provided along the west side rear to maintain the integrity of the surrounding land uses
Unit Size:	1800 sf to 2500 sf
Price Range:	\$850,000 to \$250,000

Section 4 Town homes & Apartments

Number of Units:	303
Lot Size:	Generally 60ft x 150ft
Unit Type:	Apartments & Town homes

Club House / Amenities

Over 5.0 Acres of land that will be used for a club house, aquatic center, three lighted tennis courts, green space and playground area.

Medical Center/Critical Care Facility With Professional Office Space

This portion of the property will be the life support for the immediate area. The proposed 19.75 acres will be made up of an assortment of medical, critical care, and professional office space, to accommodate the active adult community.

Nature Preserve, Green space, and Walking Trails

There is 25 acres of green space dedicated to the above to enhance the development as well as conserve wetlands and ponds. There is an abundance of green space preserved for a park. There will also be a walking trail throughout the entire development for the enjoyment of the residence including a fishing pond.

4. Street System and Pedestrian Facilities

The street system includes both public streets and maybe private streets. The public streets will be dedicated to Columbia County and the private streets will be owned and maintained by the individual neighborhood owner associations. The streets will all reflect similar landscaping and lighting. Public streets will conform to Columbia County construction and design specifications. Private streets will conform to Columbia County construction specifications, but may not conform to the Columbia County geometric design specifications in every instance. Landscaping along the street rights-of-way inside the individual neighborhoods will be maintained by the homeowners association

5. Open Space and Recreational Uses

Open spaces, for both passive and active recreational uses, have been incorporated throughout the property. Approximately 25+/- of the 280 Acres have been set aside for open space and natural preserve. Components to the open space program include numerous green space areas, natural buffers, and preserve areas. It is intended that these open spaces and recreational areas be reachable by sidewalks and neighborhood streets. Preservation, wherever possible, of existing vegetation, along with new plant material, will give the development an uninterrupted natural feeling. Some of the green space areas, natural buffers and preserve areas will be owned and maintained by neighborhood associations. While the larger portions of green space will be donated to a land trust or Columbia County for green space conservation.

6. Residential Uses and Guidelines

The proposed development will offer a combination of residential housing types appealing to the broad base of housing needs within the Columbia County and Augusta markets. A variety of densities and product types is proposed to encourage a mix of housing options. The overall plan for Hidden Creek Subdivision has been designed so as to blend, as best as possible, each of these product types with the surrounding uses and character of Hidden Creek Parkway. The lot and tract guidelines have been outlined in Section 3. It is the overall intent of Great Water Homes, LLC to have a quality development of well constructed housing at different price points to meet the needs of the county's growing population.

The single family homes in each section will be consistent with the surroundings and theme of the development.

All homes will be constructed of quality building materials. The homes will consist of gabled roof lines, gracious front porches and exteriors that blend stone, brick,

stucco, hariboard, and cedar shakes with time tested architectural details. Vinyl siding will not be permitted except on soffit, wrapping garage openings and fascia.

7. Construction Phasing

Construction on Hidden Creek will begin immediately upon approval of plans by Columbia County. It is anticipated that sale out of all lots and homes will take four to five years.

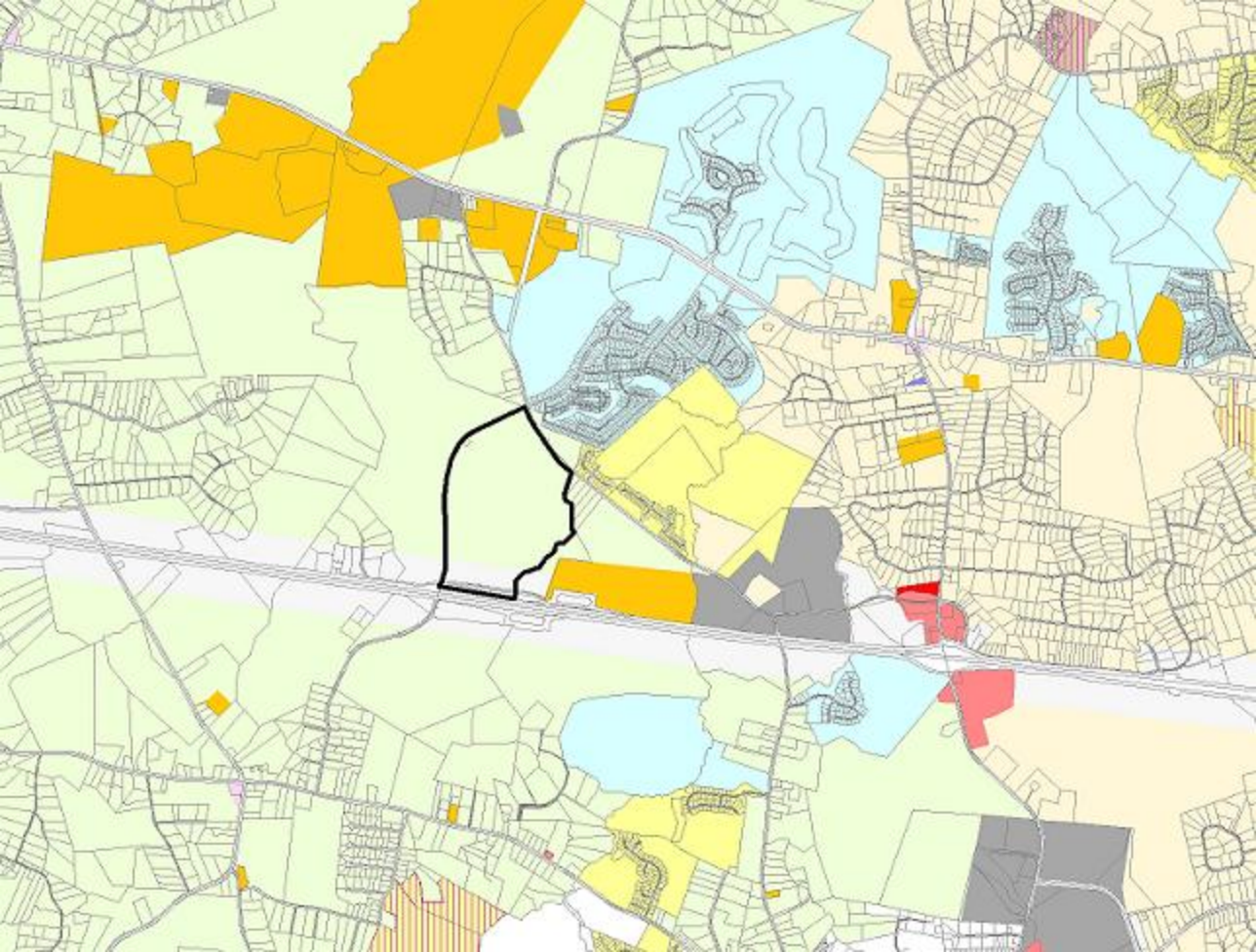
8. Summary

Great Water Homes, LLC is requesting to rezone 280 acres from R-A residential-agricultural district to a PUD. A Site Plan has been prepared creating a residential use development. The proposed PUD includes single family detached houses, multifamily, light industrial, and professional. The overall residential density is 3.20 lots per acre based on the submitted master plan and 25+/- acres of green space.

The PUD plan presented by Great Water Homes, LLC is in compliance with the intent of the Columbia County Growth Management Plan. The PUD plan also provides the seller the highest and best use for their property within the realm of the Zoning Ordinances. This narrative has been prepared in accordance with Section 90-182 of the Columbia County Zoning Ordinances.

9. Attachments

- a. Rezoning Application
- b. Sample Elevations and Pictures
- c. Survey / Plat of Property
- d. Conceptual Master Plan





REZONING

February 1, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Property Information	
Tax ID	Tax Map 051 Parcel 003 (Portion)
Location/address	577 Baker Place Road
Parcel Size	± 350 acres
Current Zoning	R-A (Residential Agriculture) and M-1 (Light Industrial)
Existing Land Use	Vacant/agricultural
Future Land Use	Residential
Request	PUD (Planned Unit Development)
Commission District	District 3 (Ford)
Recommendation	

Summary and Recommendation

Update to staff report:

This rezoning application was heard at public hearing on January 18th and was tabled. The public hearing was closed. The planning commission was prepared to recommend disapproval of the request because the density proposed is too high for the general vicinity. During discussion the planning commission decided it would be as appropriate to allow the developer time to redesign his PUD plan to reduce the density. The developer agreed to consider this option and asked for the matter to be tabled for two weeks.

The developer did produce the required traffic study at the January 18th meeting. The improvements recommended by that study were found acceptable by county staff.

Staff had not heard from the developer since the January 18th meeting. At the initiation of staff contact was made to the developer to find out the current status of the PUD. The developer indicated they are considering a different concept that would eliminate the apartment units and would reduce the density to about 2.9 units per acre. The original PUD proposed a density of about 3.3 units per acre. During the discussion at the planning commission meeting some planning commissioners suggested the density should be lowered to about 2.4 units per acre, similar to the density within the Ivy Falls Plantation development.

Staff has no updated plan. Therefore we are not able to make a recommendation at this time. If the plan is not submitted before Monday, the county review agencies may not have adequate time to review the revised plan prior to the planning commission meeting. At this point it appears the developer may not be reducing the density to a level anticipated by the planning commission.



REZONING

February 1, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Original staff report for January 18:

Pollard Land Company, owner, and Great Water Homes, LLC, applicant, request the rezoning of 350 acres of property from R-A (residential-agricultural) and M-1 (light industrial) to PUD (planned unit development). The property is bounded by I-20 on the south, Baker Place Road on the west and Chamblin Road and the proposed high school site on the northeast side.

This general area is in a part of the county that has historically been considered the more rural western portion of the county. The R-A zoning has been applied because this area has been perceived to be a part of the more agricultural western part of the county. The M-1 zoning was applied under a policy of placing industrial zoning along the entire stretch of I-20 to a depth of 1,000 feet. Staff questions the validity of that policy and therefore is in favor of an alternative zoning to this M-1 pattern.

Development of the general area began about ten years ago with the Ivy Falls Plantation PUD that is nearing build-out with approximately 1,000 dwelling units. Following that was the Bartram Trail PUD that is underway and proposes 730 dwelling units. More recently the county has approved the High Meadows PUD with 530 dwelling units and a town home development on Columbia Road with 256 dwelling units. In addition several subdivisions have been approved along Chamblin Road. All of these developments combined, including this one, have produced or propose about 4,000 dwelling units in the last ten to twelve years.

Thus, the character of this area has changed significantly recently and to the point where the Bartram Trail Tier II node appears to be developing the residential components much earlier than staff had anticipated when the growth management plan was prepared in early 2006. Contributing to the likelihood of continued rapid development will be the presence of the proposed 2,000 student high school on Chamblin Road.

The proponents originally proposed a PUD plan that contained single family, town home and apartment residential development as well as an office and commercial component. Staff advised the developers that we would not support the non residential components. These elements, if they are to be located in this general area of the county, should be located within the Tier II node on Columbia Road. A revised plan has been submitted that removes most of the non residential elements. Their plan calls for 2.5 acres proposed for office development, presumably medically related offices that would function in concert with the assisted living center shown within the site plan.

The narrative statement has not been revised to reflect this change in the development pattern. Staff also finds some differences in the total acreage of the site, the acreage devoted to various uses, and thus the density proposed within the development. Staff's figures indicated that based upon the latest plan, their overall proposed density is 3.48 dwelling units per acre. If staff's figures are correct this development would be one of the most intensive developments in the area and perhaps the densest. The PUD proposes varying lot sizes for single family residential ranging from smaller 60 foot wide lots to more spacious 80 foot wide lots. In addition, the development proposes large components of town homes and apartments that have the effect of increasing the overall density of the development.

Staff is recommending tabling this development so that the narrative can be updated. Further, staff is concerned with the additional 835 units being proposed on a street network that consists of two lane roads. Staff has informed the petitioner that a traffic impact study should be conducted to determine what traffic volumes the road network will be subjected to, how much of that will come from this development, what improvements may be needed, and what of those improvements may be the responsibility of this developer or the county's responsibility.



REZONING

February 1, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Typically a dwelling unit will generate about 10 automobile trips per day. The 4,000 dwellings in existence or proposed will generate about 40,000 vehicle trips per day. That is equivalent to the volume of traffic on the busier sections of Washington Road. This developer certainly cannot be held responsible for this total volume increase nor for the total solutions to the traffic issues. However, it is anticipated that this development will be the predominant contributor to additional capacity needs on Baker Place Road, and staff believes some quantifying of those needs is necessary.

The narrative states that the building materials of the residential units will be a blend of stone, brick, stucco, hardboard and cedar shakes "with time tested architectural details."

Staff recommends tabling this request so that the narrative statement can be updated to reflect the change in concept and so that a traffic impact analysis can be prepared if the Planning Commission concurs that this information is needed to review the development.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, you must have approval from the Georgia Environmental Protection Department.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane on to Baker Place Road.
7. A deceleration lane, dimensioned for the posted speed limit on both Chamblin Road and Baker Place Road will be required.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Water and Sewer: The Owner/Developer will be responsible for all costs to extend sewer and/or water to property.

Storm Water: Permanent drainage and utility easements are required. A 20 foot easement is required over all storm water infrastructure.



REZONING

February 1, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Construction and Maintenance: Access and site distance for driveways to be approved by County Engineering Department. Left and right turn lanes may be required due to traffic volume.

Green Space: All open space (green space) must be designated as passive or active. All passive open space must be donated to Columbia County Green Space program or put into a conservation easement. This property is located in proximity to a future greenway.

Comments

Water and Sewer: County water is available on a twelve inch line on Chamblin Road. County sewer is available on a fifteen inch line along Euchee Creek. This project will affect the capacity of existing water and sewer infrastructure. It will add a considerable amount of flow to the sanitary sewage system.

Storm water: There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

Sheriff: No comments received.

Board of Education: Lewiston Elementary, Columbia Middle School and Greenbrier High School are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: This property is located in a targeted area for green space. There are green space program lands in the area along Euchee Creek in Ashbrooke subdivision.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The proposed use of different forms of residential is appropriate with the accelerated growth in this part of the county. Office and commercial development are not appropriate.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Most of the surrounding area is still low density residential or agricultural or vacant land. The infrastructure in the area is reflective of this more rural setting. This magnitude of development could exceed the capacity of the utility and street systems.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The development is compatible with the GMP to the extent that the development remains residential in concept and to the extent infrastructure needs can be provided to accommodate the proposed development.



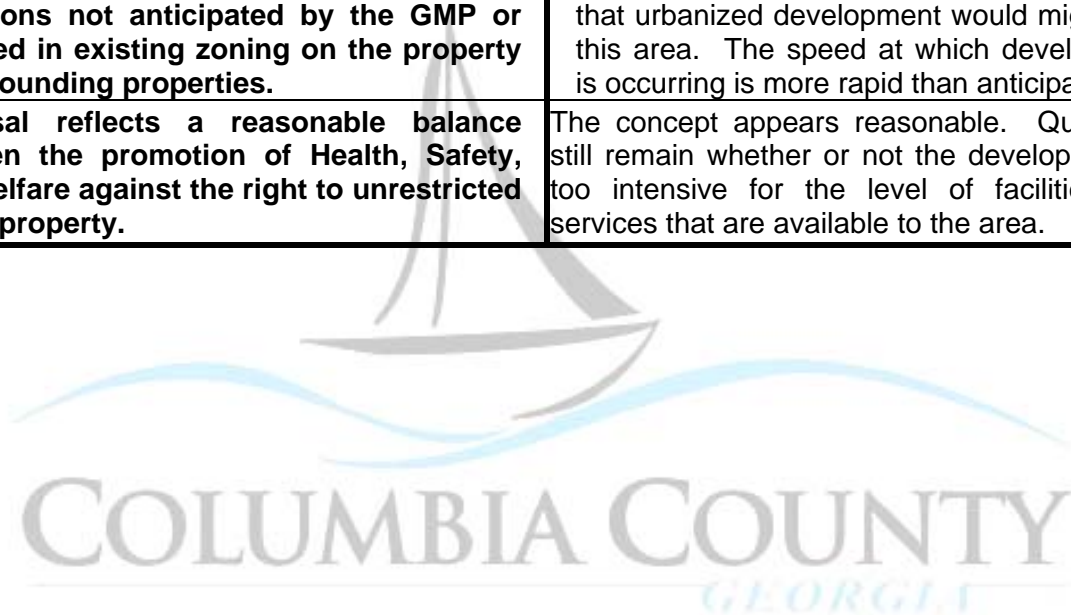
REZONING

February 1, 2007

FILE: RZ 06-12-10

R-A and M-1 to PUD

Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The current R-A zoning is not appropriate as development moves westward and as services are provided to this area. The M-1 zoning is not appropriate due to the lack of access to the site.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	A development of this magnitude could impose excessive or burdensome use of public facilities and services. For that reason approval should be based upon better knowledge of the capacity of the infrastructure, particularly the street network.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The growth management plan contemplated that urbanized development would migrate to this area. The speed at which development is occurring is more rapid than anticipated.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The concept appears reasonable. Questions still remain whether or not the development is too intensive for the level of facilities and services that are available to the area.



Crawford Creek Aerial

An aerial photograph of a rural area with a yellow outline defining a specific region. The region is irregularly shaped, covering a mix of wooded land, fields, and some developed areas. A purple-shaded polygon is located at the top left, outside the yellow outline. Several yellow arrows point from text labels to specific features within or near the outlined area. One arrow points to a road on the left, another to a residential development on the right, and others to specific points of interest within the wooded area. A yellow oval highlights a small, circular feature in the center of the outlined region.

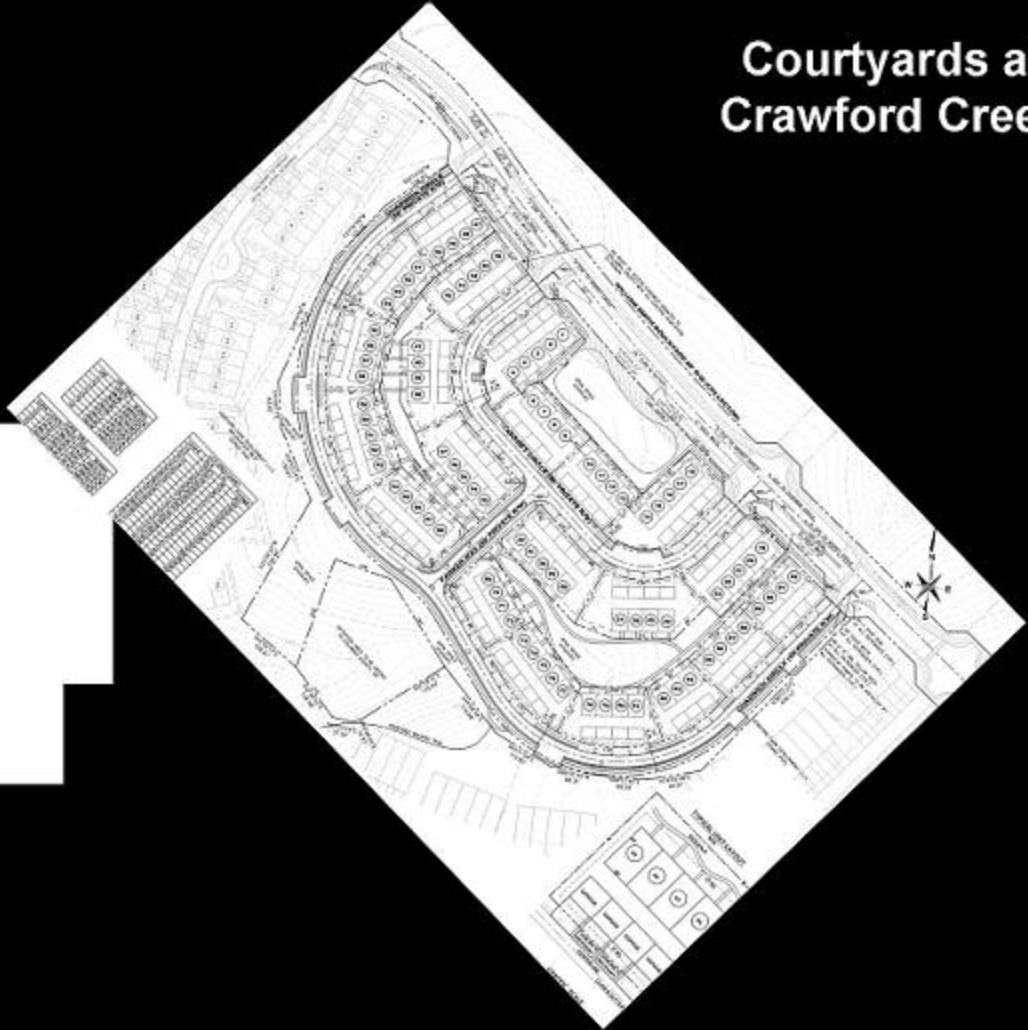
Hereford
Farm Road

Courtyards

Tudor Branch

Pinebrook at
Farmington

Courtyards at Crawford Creek





PRELIMINARY PLAT

COURTYARDS AT CRAWFORD CREEK

Property Information

Subdivision Name	Courtyards at Crawford Creek
Location/address	William Smith Boulevard off of Hereford Farm Road
Development Acreage	15.20 acres
Number of lots/units	92 units (6.05 units/acre)
Zoning	Planned Unit Development (PUD)
Engineer/Surveyor	Elite Engineering
Commission District	District 3 (Ford)
Recommendation	Tabling at the Petitioner's Request

Summary and Recommendation

This item was tabled at the petitioner's request at the January 18, 2006 meeting to allow additional time for the civil engineer to address staff comments. The applicant is once again requesting to table this item because he was unaware that his civil engineer was going on vacation this week. Thus, there will not be enough time to finish the required corrections and resubmit for county review prior to the next Planning Commission meeting.

This subdivision is a part of the large development called Crawford Creek that is located south of Hereford Farm Road and north of Columbia Road. The project is a PUD with varying kinds of housing ranging from large lot single family to town home development. The project is being done in phases with several of the phases moving rather rapidly. The project also includes the construction of a collector road between Hereford Farm Road and Columbia Road.

This subdivision was submitted to the county on September 26 for the typical 30 to 35 day review cycle. It has not received approvals from the various county agencies or from Natural Resources and Conservation (NRCS). Without these required approvals the subdivision cannot be approved on February 1. At that meeting, the subdivision will have to be disapproved or may be tabled to the March 1, 2007 meeting if the Planning Commission agrees to the petitioner's request.

Staff recommends **tabling this item at the petitioner's request to March 1, 2007.**

Sumter Landing III aerial



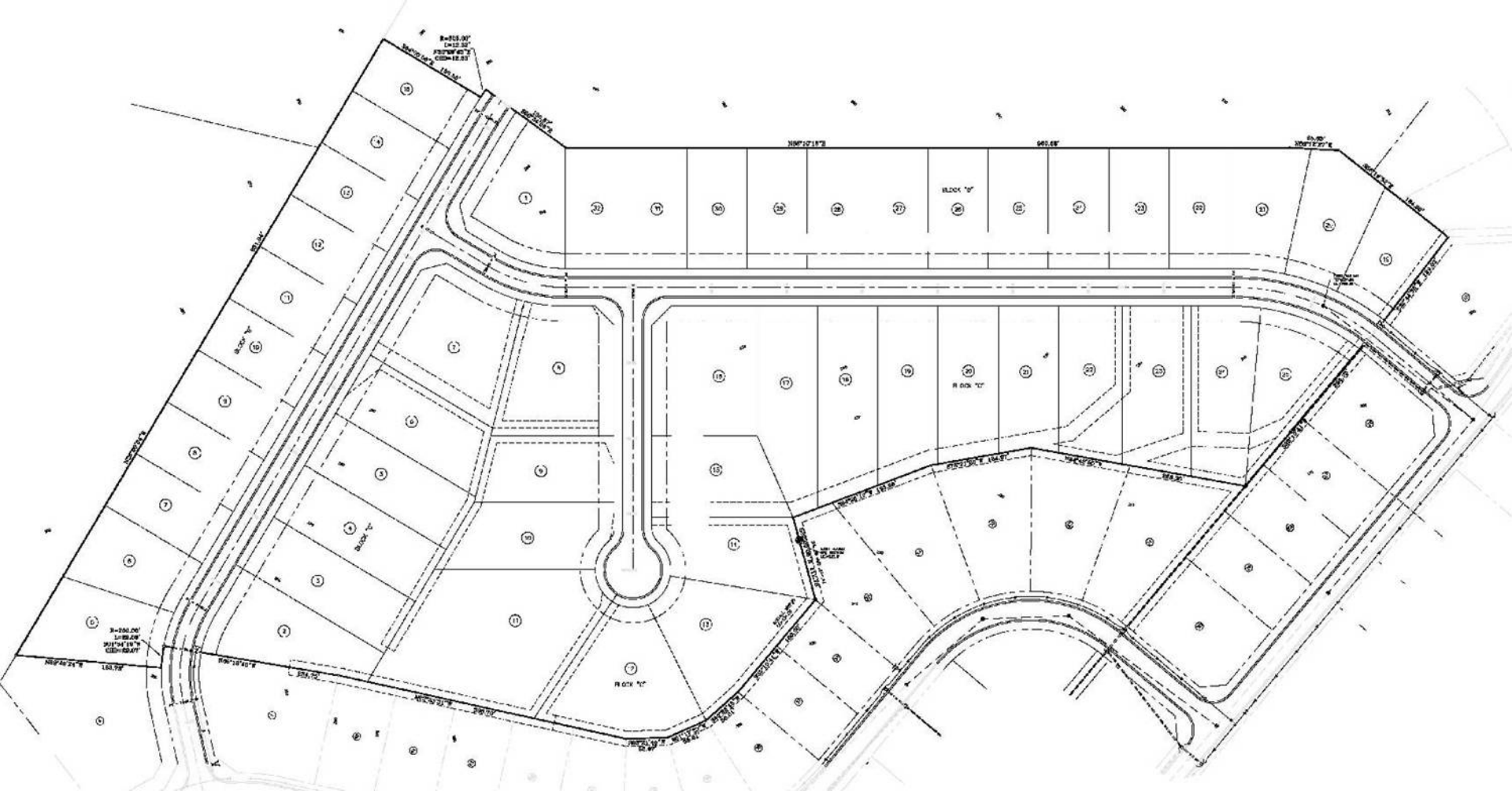
Fury's Ferry Road

Sumter Landing III

Conn Drive

Hamilton Crossing

Mullikin Road





FINAL PLAT

SUMTER LANDING III

Property Information

Subdivision Name	Sumter Landing III
Location/address	Conn Drive
Development Acreage	21.88 acres
Number of lots/units	50 (2.29 lots/acre)
Zoning	R-1A RCO (Single-family Residential with a Residential Cluster Overlay)
Streets	Public
Engineer/Surveyor	James Swift & Associates
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

Summary and Recommendation

Sumter Landing Associates, LLC. seeks final plat approval for Sumter Landing III, located on Conn Drive off of Mullikin Road. The plat shows 50 lots proposed on 21.88 acres for a density of 2.29 lots per acre. This final plat has received all necessary approvals from staff with a few changes to be made prior to release of the plat for sale of lots. The plat is scheduled to go before the Board of Commissioners for acceptance of improvements at their February 8, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements** with all staff comments included.

Maples Ferry I aerial

Fernbrook

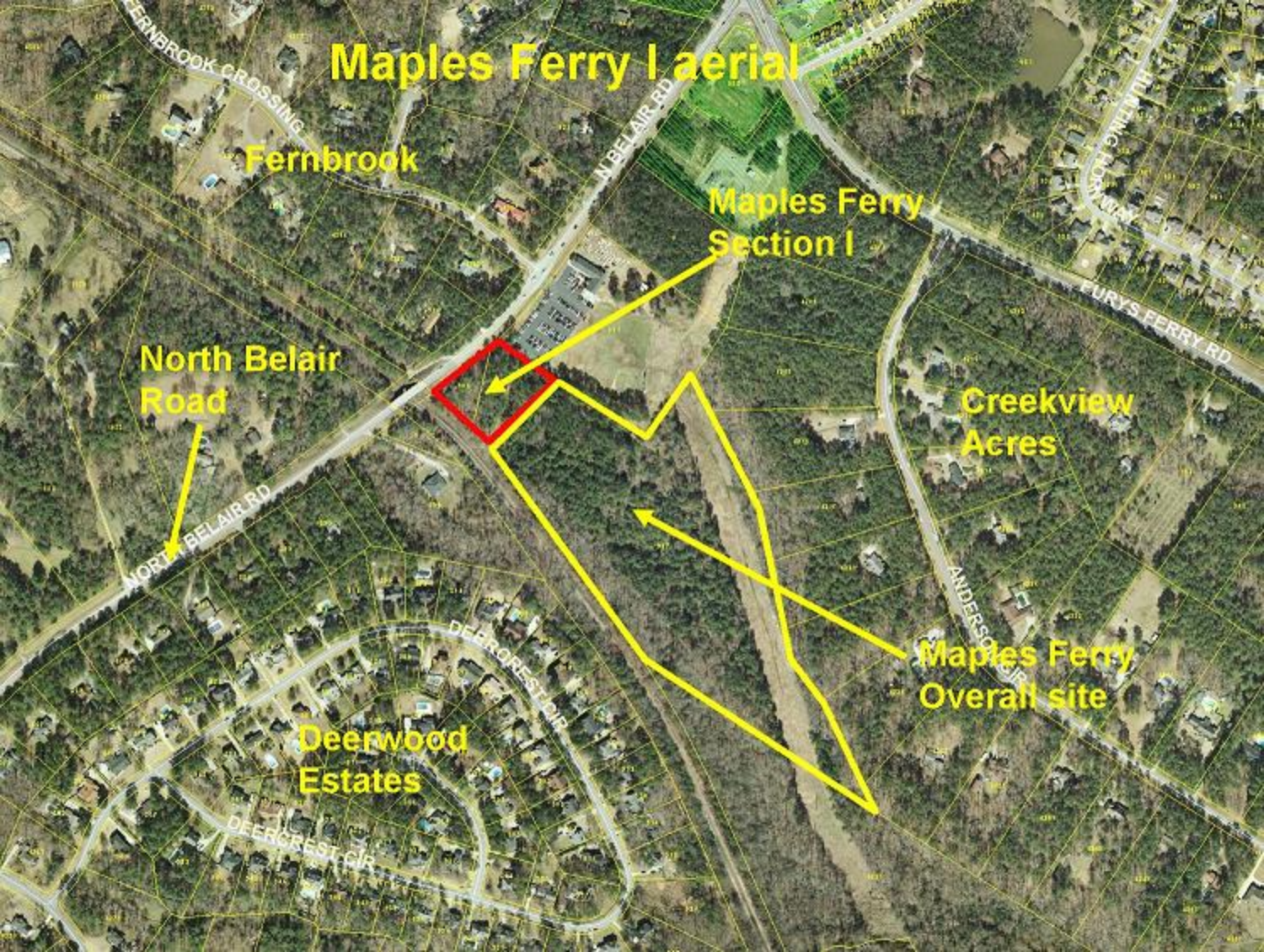
Maples Ferry
Section I

North Belair
Road

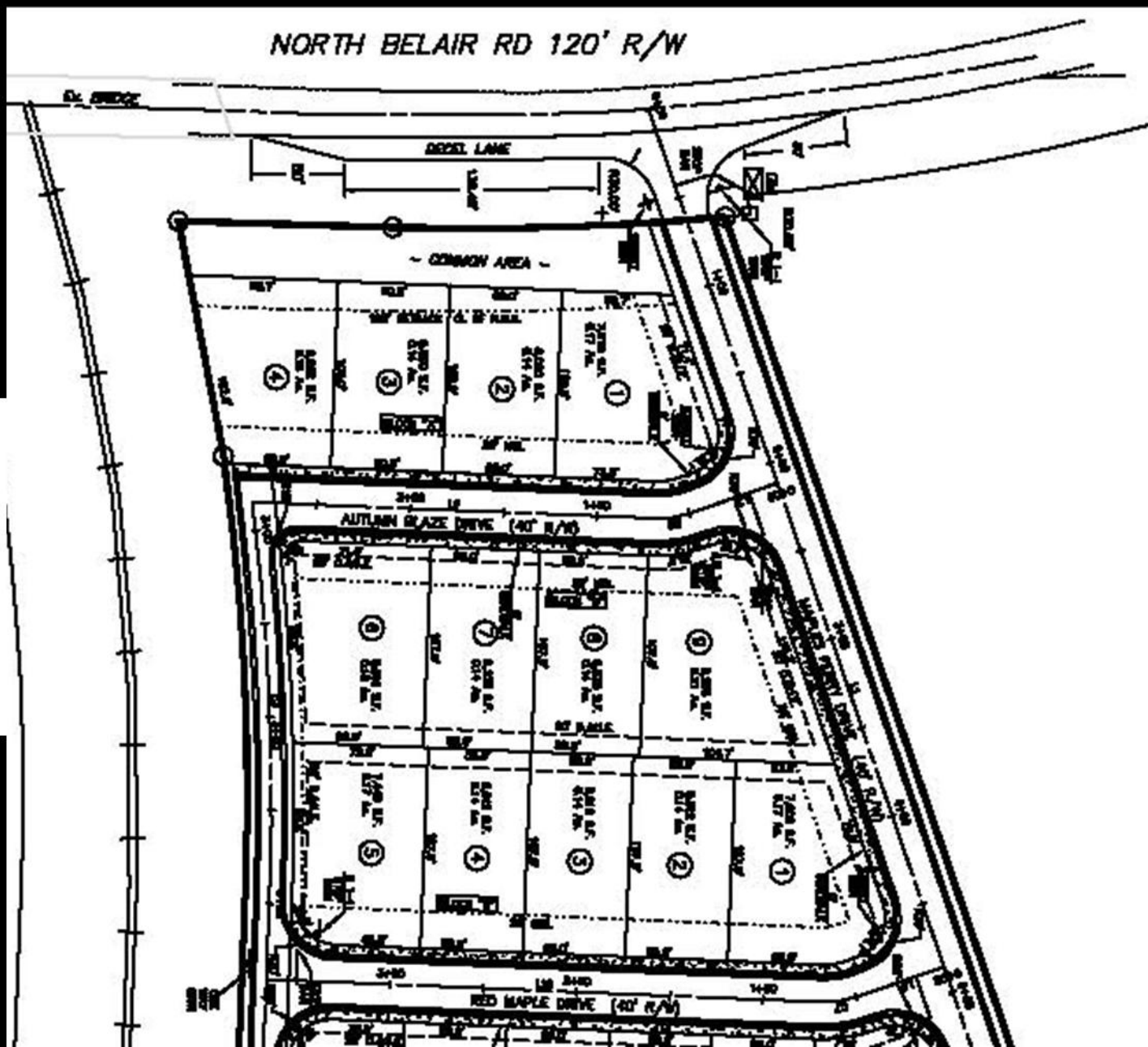
Creekview
Acres

Deerwood
Estates

Maples Ferry
Overall site



Maples Ferry I Plat





FINAL PLAT

MAPLES FERRY I

Property Information

Subdivision Name	Maples Ferry I
Location/address	North Belair Road
Development Acreage	2.08 acres
Number of lots/units	8 lots (3.85 lots per acre)
Zoning	R-3 RCO (Single Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Southern Partners, Inc.
Commission District	District 1 (Thigpen)
Recommendation	Approval with Conditions

Summary and Recommendation

The developer, J.D. Herman Properties, LLC., seeks final plat approval for Maples Ferry I. This portion of the development contains 8 lots on 2.08 acres for a density of 3.85 lots per acre. The property is zoned R-3 RCO (single family residential with a residential cluster overlay). This plat has received all necessary approvals. Several water and sewer improvements are being bonded to allow for sale of lots, and this documentation has been reviewed by the County attorney and the bonded and installed improvements are scheduled to go before the Board of Commissioners for acceptance at their February 8, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of the bonded and installed improvements** with all staff comments included.

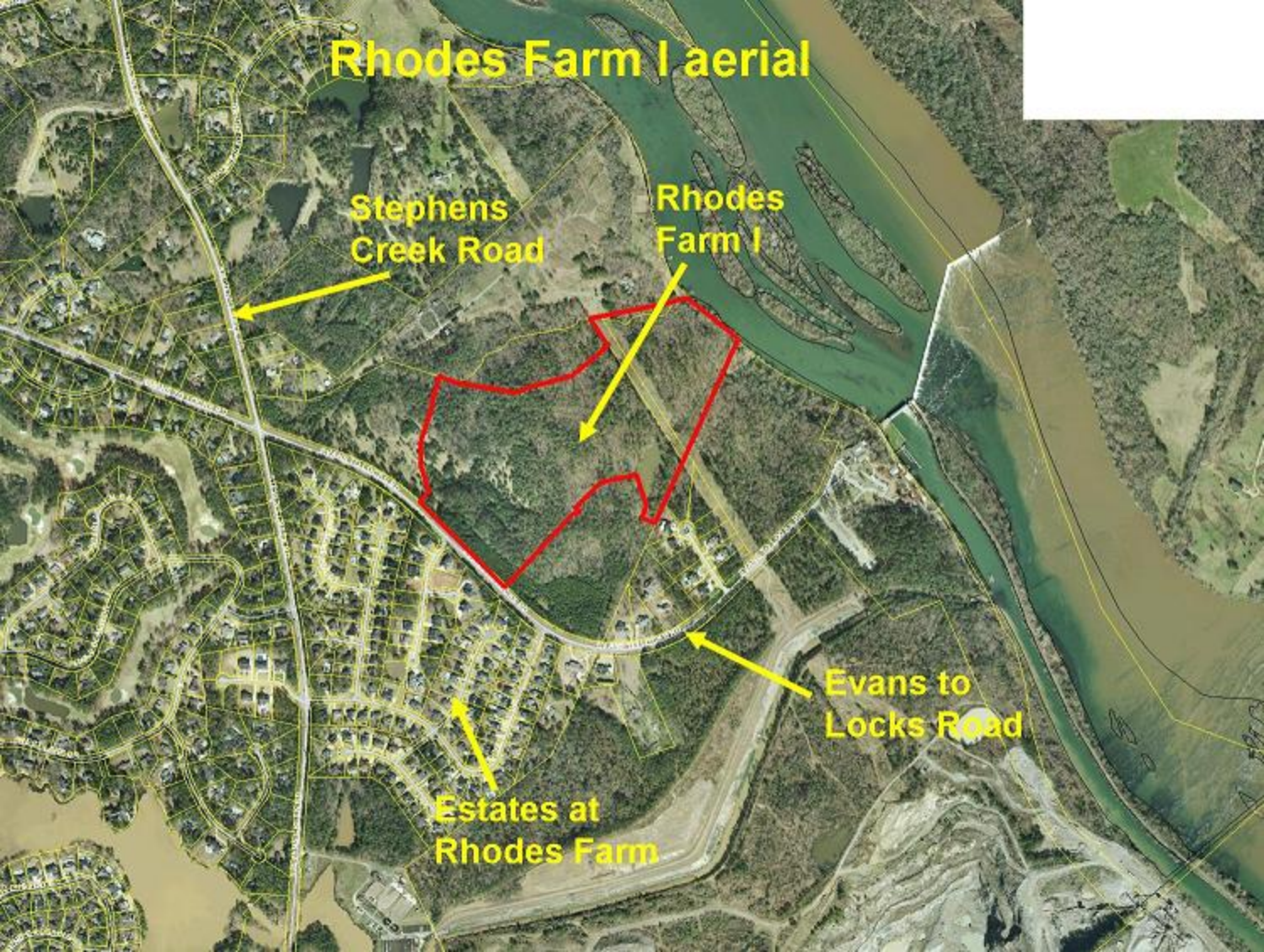
Rhodes Farm I aerial

Stephens
Creek Road

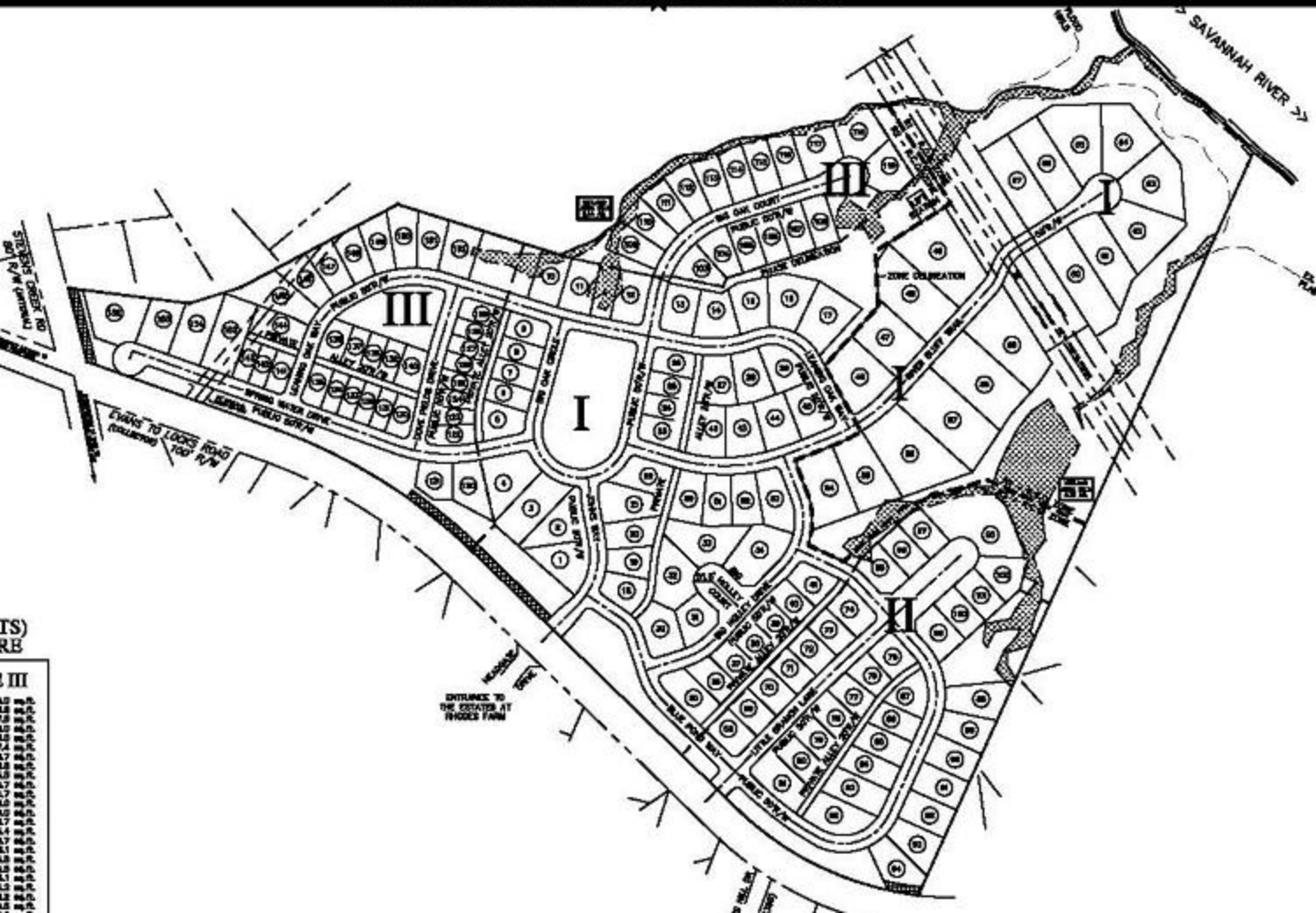
Rhodes
Farm I

Evans to
Locks Road

Estates at
Rhodes Farm



Rhodes Farm I Plat





FINAL PLAT

RHODES FARM I

Property Information

Subdivision Name	Rhodes Farm I
Location/address	Evans-to-Locks Road
Development Acreage	55.85 acres
Number of lots/units	67 lots (1.20 lots/acre)
Zoning	R-1 RCO and R-2 RCO (Single-family Residential with a Residential Cluster Overlay)
Streets	Public
Engineer/Surveyor	James Swift and Associates
Commission District	District 1 (Thigpen)
Recommendation	Approval with conditions

Summary and Recommendation

CSRA Development Company, LLC, seeks final plat approval for Rhodes Farm I, located on Evans-to-Locks Road. The plat shows 67 lots proposed on 55.85 acres for a density of 1.20 lots per acre. A portion of the property was rezoned from R-2 RCO (Single-family Residential with a Residential Cluster Overlay) to R-1 RCO to allow the developer to have some larger lots in addition to the smaller lots permitted under the R-2 RCO. The plat reflects those lot changes. This final plat has received all necessary approvals from staff with a few changes to be made prior to release of the plat for sale of lots. The applicant is bonding their lift station, and the bond has been reviewed by the County Attorney and is scheduled to go before the Board of Commissioners for acceptance with all other installed improvements at their February 8, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of installed and bonded improvements** with all staff comments included.

An aerial photograph of a rural area with a red outline highlighting a specific region. Yellow arrows point from text labels to various features: 'Graystone' points to the red-outlined area, 'Wood Creek' points to a winding path, 'Louisville Road' points to a major road, and 'Columbia Road' points to another road. The landscape is a mix of green fields, brown patches, and some buildings.

An aerial photograph of a rural area with a red outline highlighting a specific region. Yellow arrows point from text labels to various features: 'Graystone' points to the red-outlined area, 'Wood Creek' points to a winding path, 'Louisville Road' points to a major road, and 'Columbia Road' points to another road. The landscape is a mix of green fields, brown patches, and some buildings.

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An aerial photograph of a rural area with a red outline highlighting a specific region. Yellow arrows point from text labels to various features: 'Graystone' points to the red-outlined area, 'Wood Creek' points to a winding path, 'Louisville Road' points to a major road, and 'Columbia Road' points to another road. The landscape is a mix of green fields, brown patches, and some buildings.

[illegible]



PRELIMINARY PLAT

GRAYSTONE

Property Information

Subdivision Name	Graystone
Location/address	Louisville Road
Development Acreage	197.73 acres
Number of lots/units	47 lots (4.20 acres/lot)
Zoning	R-A RCO (residential agricultural with a residential cluster overlay)
Engineer/Surveyor	Cranston Engineering
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

Team Excavating, Inc. requests preliminary plat approval for Graystone subdivision, located on Louisville Road. The subdivision is zoned R-A RCO (residential agricultural with a residential cluster overlay). The applicant seeks 47 lots on 197.73 acres for a density of 4.20 acres per lot. The plans originally called for 48 lots, but one lot had to be converted to green space due to the presence of a large rock outcrop formation that made septic drainage and building nearly impossible. It also should be noted that nearly 40 acres of greenspace is to be set aside as part of this development, with most of it being placed as passive recreation into permanent conservation easements. The subdivision has received all approvals including the health department and NRCS with a few minor changes yet to be made prior to release of the plans for construction.

Staff recommends **approval with conditions** with all departmental comments included.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2/RCO to R-1/RCO

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 065 Parcel # 009D
Address Spotswood Drive Acreage 1.9
Road Frontage 285 feet on the North/South/East/West (circle one) side of
Block D, Lots 6 & 6A. Property is approximately 550 feet from the
intersection of Spotswood Drive and Wythe Drive. The attached plat for the
property was prepared by Cranston Engineering Group, PC and dated February 2006

PROPOSED USE:

If approved, the property will be used for the following purposes:
Single family residential homes

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Williamsburg, LLC APPLICANT: Cranston Engineering Group, PC
ADDRESS: 669 Belair Road ADDRESS: 452 Ellis Street
CITY: Evans ZIP: 30809 CITY: Augusta ZIP: 30903
PHONE #: 706-863-4888 PHONE #: 706-722-1588

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

B.B. Beasley
Owner's Signature

E. J. Tuttle
Applicant's Signature

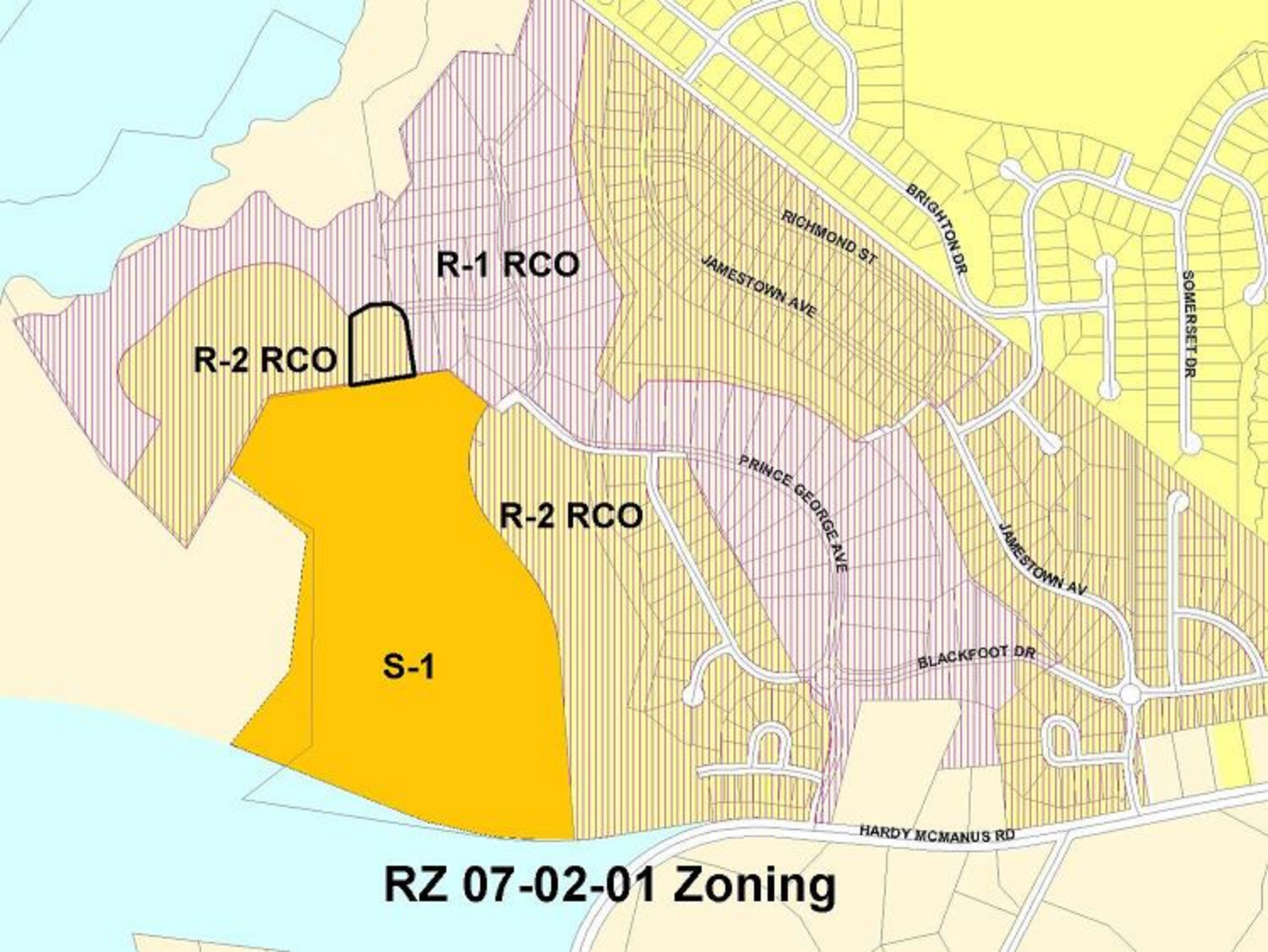
Subscribed and sworn to before me on 15th day of December 2006
By: Susan A. Emery Notary Public

Turn original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____





R-1 RCO

R-2 RCO

R-2 RCO

S-1

RZ 07-02-01 Zoning





REZONING

February 1, 2007

FILE: RZ 07-02-01

R-2 RCO to R-1 RCO

Property Information	
Tax ID	Portion of Tax Map 065 Parcel 009D
Location/address	Highgrove at Williamsburg Subdivision, Phase VI
Parcel Size	1.9 +/- acres
Current Zoning	R-2 RCO (Single Family Residential w/Residential Cluster Overlay)
Existing Land Use	Undeveloped
Future Land Use	Medium Density Residential
Request	R-1 RCO (single-family residential with a residential cluster overlay)
Commission District	District 3 (Ford)
Recommendation	Approve

Summary and Recommendation

Williamsburg LLC requests the rezoning of 1.9 acres, a portion of parcel 065 009D located in Highgrove at Williamsburg subdivision on the north side of Hardy McManus Road across from the intersection of Halali Farm Road, from R-2 RCO to R-1 RCO. The property was rezoned from R-1 to R-2 RCO in January 2005. The Highgrove development contains both R-1 RCO and R-2 RCO, and has been developed with varying lot sizes. The portion of Highgrove that is adjacent to the subject property to the north is already zoned R-1 RCO.

The applicant has discovered that the topography of this specific area of Highgrove dictates that the lots be larger than originally planned. The R-2 RCO establishes a minimum lot size of 6,000 square feet, and a maximum lot size of 22,500 square feet. The R-1 RCO, by contrast, establishes a minimum lot size of 18,000 square feet, and a maximum of 67,500 square feet.

The two lots in question were approved at the preliminary plat stage with areas of approximately 22,403 and 20,588 square feet, with 0.62 acre of green space immediately to the east. The developer found that the topography made development of the lots problematic under the R-2 RCO guidelines, and wishes to increase the lot sizes. The request asks for the lot sizes to be increased to 30,840 and 25,388 respectively. The 0.62 acre of greenspace is reduced by 0.3 of an acre to 0.32 acre.

The issue that presents itself when reviewing the enlargement of the two lots in question is the effect that would have upon the greenspace of the overall development. The code dictates that a minimum of 7.06 acres of greenspace be dedicated under Section 90-55 (b). The development proposes 18.17 acres of greenspace. Therefore, the loss of greenspace as a result of the enlargement of Lots 6 and 6A will not cause the development to fall below the required greenspace allocation. In addition to the



REZONING

February 1, 2007

FILE: RZ 07-02-01

R-2 RCO to R-1 RCO

rezoning to allow for the increased lot sizes, the applicant will have to submit a revision to the preliminary plat. At the time of submittal, staff will ensure that all zoning regulations are adhered to prior to the approval of the revised preliminary plat.

Staff recommends approval of this request with all interdepartmental comments.

Interdepartmental Review

Conditions

The conditions imposed at the original rezoning in January, 2005 remain with no added conditions.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and use patterns.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would not adversely affect the nearby neighborhood or properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with future land use policy of medium-density residential.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property's topography makes it difficult to develop under the current R-2 RCO guidelines.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The request should not cause excessive burdens on the existing infrastructure.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	There are no new or changing conditions.



REZONING

February 1, 2007

FILE: RZ 07-02-01

R-2 RCO to R-1 RCO

Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.

This request meets this balance test.



VARIANCE APPLICATION

Columbia County, Georgia

1. VARIANCE REQUEST

The undersigned requests that a variance be granted from the Columbia County Code of Ordinances as described below.

Allow setback from road centerline to be reduced from 50' to 40' on Lots 22 through 42,
Block D, Highgrove at Williamsburg, Section VI

REASONS FOR REQUEST

Variances are heard in individual hardship cases of practical difficulty, where the special circumstances or conditions are such that the strict application of the provisions of the Code of Ordinances would deprive the applicant of any reasonable use of their land. Loss in value alone does not justify a variance. Please describe below:

Topographic conditions on the downhill side of the road for lots backing toward
Euchee Creek require houses to be set closer to road for access.

2. PROPERTY LOCATION

Tax Map # 065 Parcel # 009D

Address: Spotswood Circle Acreage: 11.26 Road Frontage 1520 feet on the
North/South/East/West (circle one) side of Spotswood Circle Property is approximately 750
feet from the intersection of Wythe Drive and Spotswood Drive

The attached for the property was prepared by Cranston Engineering Group, LLC and is dated Dec. 2020

3. APPLICANT AND OWNERSHIP INFORMATION

Owner Williamsburg, LLC

Applicant Cranston Engineering Group, PC

Address 669 Balair Road

Address 452 Ellis Street

City Evans Zip Code 30809

City Augusta Zip Code 30901

Phone # (706) 863-4888 State GA

Phone # (706) 722-1588 State GA

4. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official No (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statement contained in or submitted with this application are true.

[Signature]
Owners Signature

[Signature]
Applicants Signature

Subscribed and sworn to before me on 21st day of December 2006

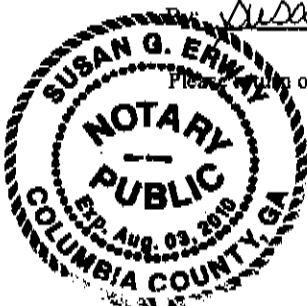
[Signature] Notary Public

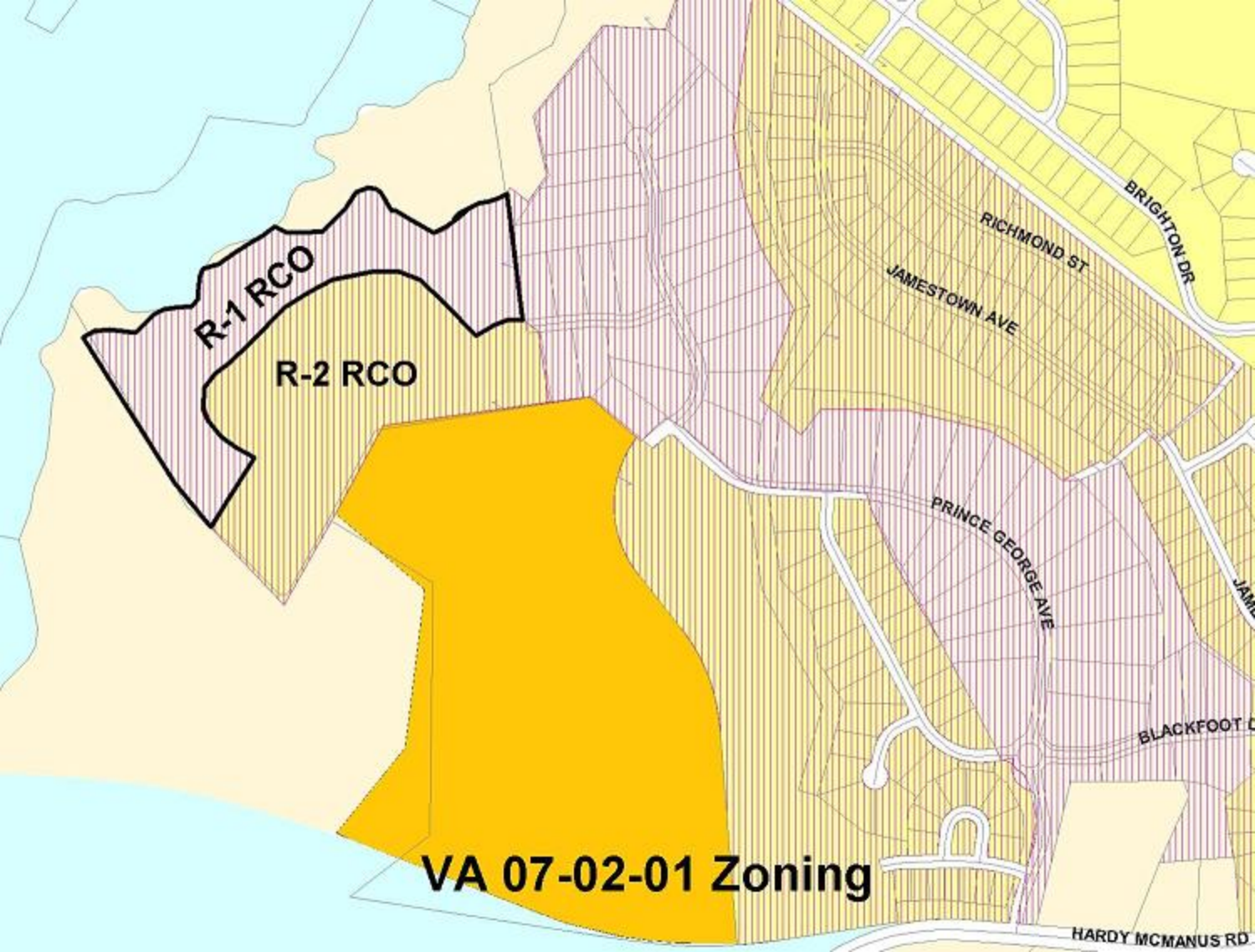
Please submit original notarized application along with all documents, along with your **\$535.00** application fee to:

Columbia County Planning and Zoning Division
P. O. Box 498
630 Washington West Drive
Evans, GA 30809

FILE #:

DATE RECEIVED:





R-1 RCO

R-2 RCO

RICHMOND ST

BRIGHTON DR

JAMESTOWN AVE

PRINCE GEORGE AVE

BLACKFOOT C

VA 07-02-01 Zoning

HARDY MC MANUS RD



VARIATION

February 1, 2007

FILE: VA 07-02-01

Property Information	
Tax ID	Portion of Tax Map 065 Parcel 009D Lots 22 through 42
Location/address	Highgrove at Williamsburg Subdivision, Phase VI
Parcel Size	11.26 acres
Current Zoning	R-1 RCO (Single Family Residential w/Residential Cluster Overlay)
Existing Land Use	Undeveloped
Proposed Land Use	Medium Density Residential
Request	Variation of Section 90-53, Front Setback, Reduce from 50 feet to 40 feet
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Williamsburg LLC, owner and applicant, request a 10 foot variance to the front setback requirements for property located Within the Highgrove at Williamsburg subdivision located off of Hardy McManus Road. The parcels are encumbered with steep topography, which slope increases to the north. The requested variance is to reduce the front building setback from the required 50 feet from street centerline to 40 feet. The reduced front setback is sought so that the houses can be constructed closer to the street and minimize the grading that will be required on the lots.

According to the Columbia County Code of Ordinances, a variance may be recommended by the Planning Commission if there are special circumstances or conditions unique to the property that do not generally apply in the district, and the special circumstances or conditions are such that the strict application of the provisions...would deprive the applicant of reasonable use of his land. Staff believes that the variance request meets these provisions. Although the applicant could meet the conditions imposed by the 50 foot setback, staff believes that the benefits of less grading outweigh the benefits that would be derived from strict enforcement of the established setbacks. The Highgrove development contains both R-1 RCO and R-2 RCO, and has been developed with varying lot sizes. It is also important to note that the lots on the opposite side of Spotswood Circle are zoned R-2 RCO, which prescribes the same 40-foot setback that the applicant is requesting for the subject parcels.

Staff is recommending that the variance is appropriate due to the steep topography that exists on the property.



VARIATION

February 1, 2007

FILE: VA 07-02-01

Interdepartmental Review

Conditions

Water and Sewer: All structures must have a minimum of twenty feet of separation from any water or sewer lines.

Criteria for Evaluation of Variance Request

Criteria Point	Comment
There are special circumstances or conditions unique to the property that do not generally apply in the district.	The property is encumbered with steep topography.
The special circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance. There must be a deprivation of beneficial use of land.	There is no loss of use for the property in question. However, the topography of the parcels are such that a great deal of grading would be required..
Topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements of this chapter would cause the owner unnecessary hardship, and would not carry out the intent of this chapter, and that there is no feasible alternative to remedy the situation.	There are topographical conditions peculiar to this property that cause hardship to the land owner.
If granted, the variance shall be in harmony with the general purpose and intent of this chapter, and shall not be injurious to the neighborhood or detrimental to the public welfare.	The granting of this variance would be in harmony with the intent of the chapter.
In reviewing an application for a variance, the burden of showing that the variance should be recommended and/or granted shall be upon the person applying for the variance	This application meets this requirement.



VARIATION

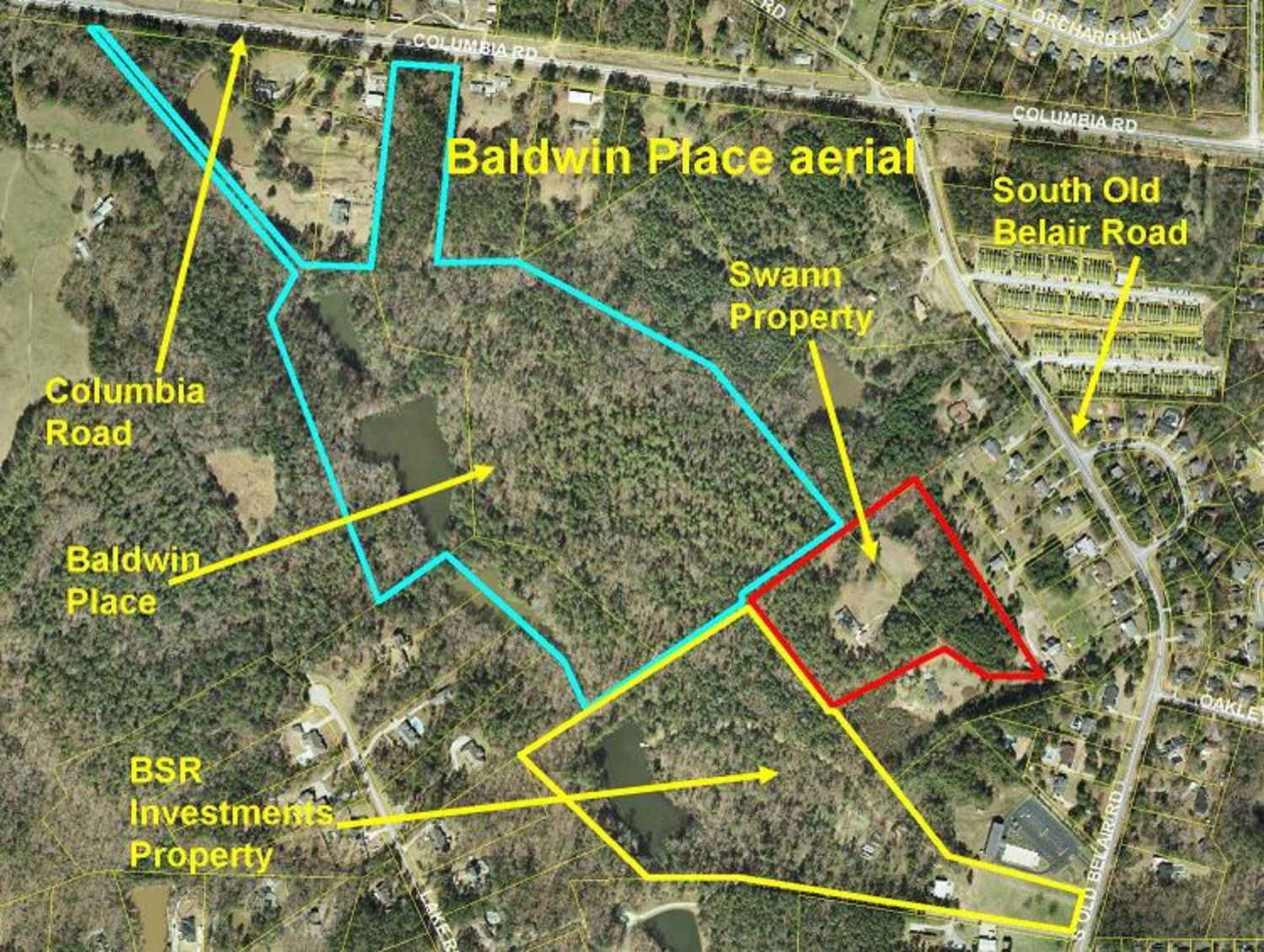
February 1, 2007

FILE: VA 07-02-01

When recommending a variance, the planning commission, or the board of commissioners, may establish reasonable conditions concerning the use of the property and may establish an expiration date for such variance

The variance is recommended by staff with the additional condition that All structures must have a minimum of twenty feet of separation from any water or sewer lines.





Baldwin Place aerial

South Old
Belair Road

Swann
Property

Columbia
Road

Baldwin
Place

BSR
Investments
Property

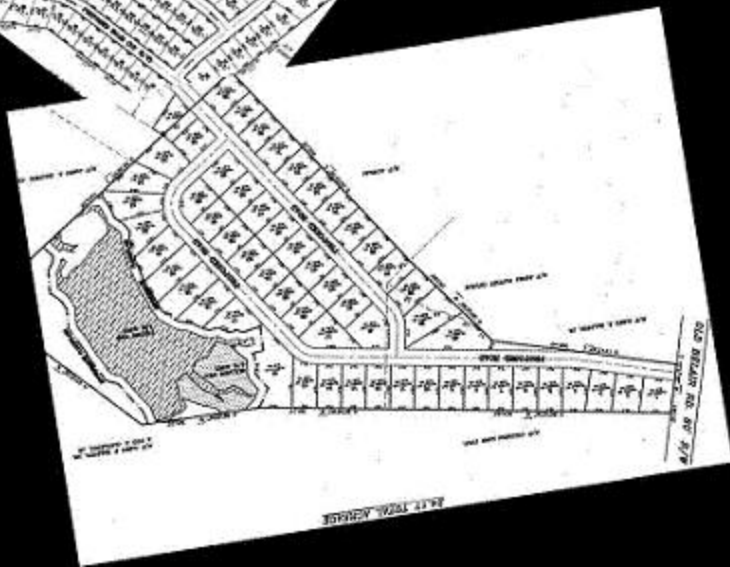
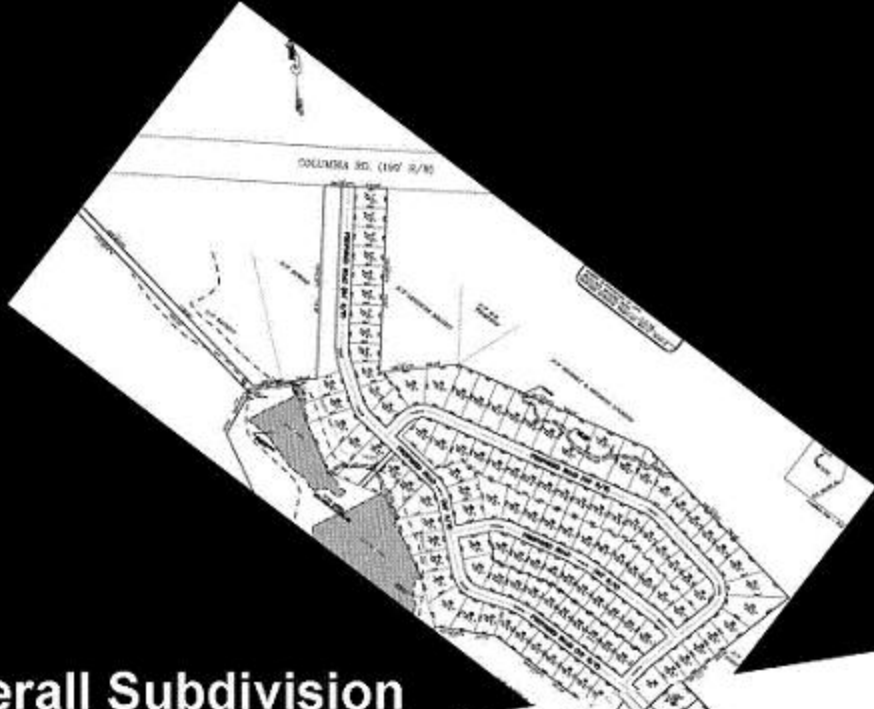
COLUMBIA RD

COLUMBIA RD

OAKLEY

S OLD BELAIR RD

Overall Subdivision Development Plat





PRELIMINARY PLAT

BALDWIN PLACE

Property Information

Subdivision Name	Baldwin Place
Location/address	Columbia Road
Development Acreage	N/A
Number of lots/units	Road Network Request
Zoning	
Engineer/Surveyor	
Commission District	District 3 (Ford)
Recommendation	

Summary and Recommendation

Mr. Robert Swann has raised an issue of gaining access to his landlocked properties through adjoining subdivisions. Staff is captioning this matter on the planning commission agenda to provide the commission with information on this issue, and to seek your direction on how to proceed.

Mr. Swann owns two pieces of property near South Old Belair Road. These properties are served by easements to South Old Belair Road because his properties do not have frontage on any public road.

Two subdivisions are currently underway adjacent to Mr. Swann's property. Both subdivisions have been rezoned to R-2 RCO, and one of the subdivisions, Baldwin Place, has also received preliminary subdivision approval. As shown on the preliminary plan Baldwin Place could, but does not, provide a street extension to Mr. Swann's property.

The second subdivision has not been submitted for preliminary plan review. Mr. Swann has indicated to staff that he wishes to have one of these subdivisions to provide street access to his property. The subdivision regulations state that the subdivision process shall provide access to adjoining properties and the overview of providing an integrated street network falls under the purview of the planning commission.

The access that Mr. Swann desires and that is required by the subdivision regulations can be provided in either the second subdivision that has not yet been submitted for preliminary subdivision review. The access could also be provided by revising the preliminary subdivision plan for Baldwin Place by extending a street extension to Mr. Swann's lot. This would likely eliminate one lot in Baldwin Place.

Mr. Swann is open to either alternative. The engineer for both of the developments underway has indicated that the easier and preferred connection would likely be through a revised plan of



PRELIMINARY PLAT

BALDWIN PLACE

Baldwin Place. Mr. Swann has had contact with the owners of both subdivisions but has not received assurance that these subdividers will cooperate to provide the connection to his property. Staff is of the opinion that the connection is required by ordinance. Staff has captioned this item for direction from the commission. Mr. Swann is aware of the meeting date and the engineer for the subdividers is being advised that this matter will be discussed.

